



HCDWEBNEWS

Department of Housing and Community Development



December 15, 2017

TODAY'S NEWS

AFFORDABLE HOUSING

San Francisco Patch: San Francisco to Buy Haight Street McDonald's: Report

By Hoa Quach [12-13-17] // The fast-food restaurant located in the popular San Francisco neighborhood will be turned into affordable housing.

LA Downtown News: A Vital Need for More Workforce Housing

By Ron Galperin [12-11-17] // (Opinion) The 'Linkage Fee' should facilitate more than low-income residences. The City Council can help make that happen.

PV Magazine: California Approves \$1 Billion Low-income Multifamily Solar Program

By Christian Roselund [12-15-17] // The SOMAH program will provide up to \$100 million in rebates annually for the next decade to put solar on multifamily affordable housing in California, while allowing tenants to access the benefits.

NewsReview: Good-governance Gag Order: Housing Authority, Region Builders at Loggerheads over "Conflict of Interest" Rule

By Scott Thomas Anderson [12-14-17] // The local agency responsible for bringing more affordable housing to Sacramento is under fire from Region Builders, one of the most powerful developers' associations around the Capitol. At issue is a policy proposal that housing officials say would keep big-time builders from exerting improper influence on Sacramento's council members and supervisors.

Sonoma Valley Patch: Supervisors Pass Urgency Ordinances for Sonoma Co. Fire Victims

[12-12-17] // The ordinances help provide emergency and immediate housing for residents displaced by the October wildfires.

ABC: Canoga Park Mobile Home Destroyed in Fire

By Leanne Suter [12-12-17] // San Fernando Valley: As the Southland continues to struggle with dangerous fire conditions, a Canoga Park mobile home was fully engulfed in flames as reports of exploding ammunition and oxygen bottles created hazards for firefighters.

Sacramento Business Journal: Affordable Project in Woodland Receives Global Recognition

By Ben van der Meer [12-14-17] // United Nations-Habitat gave one of two World Habitat Awards to the Spring Lake development by [Mutual Housing California](#).

HOUSING DEVELOPMENT

Press-Enterprise: Plan Bringing up to 1,750 Homes Near Old Town Temecula Is Approved

By Shane Newell [12-12-17] // The Temecula City Council voted 4-1 Tuesday night, Dec. 12, to move forward with the [Altair housing project](#). The plan calls for up to 1,750 housing units on 270 acres in the foothills west of Old Town Temecula.

Oakland Post: Community Celebrates Acts Cyrene Apartments – 59 Affordable Units in East Oakland

By Carla Thomas [12-14-17] // The 59-unit mixed used family development in East Oakland at 94th avenue was 10 years in the making, the dream of Bishop Bob Jackson, founder, and pastor of Acts Full Gospel Church of God in Christ (AFGC) on 66th avenue in Oakland.

LAND USE / PLANNING / REGULATION

Markets Insider: New Holland & Knight Study Links CEQA Litigation Abuse to California Housing Crisis

[12-13-17] // The study, "California Environmental Quality Act Lawsuits and California's Housing Crisis," analyzes all CEQA lawsuits filed statewide between 2013 and 2015 and reveals that housing remains the top target of CEQA lawsuits. It was published in the Hastings Environmental Law Journal and is available [here](#).

Signal Tribune: One Step Toward a Polarizing View of Long Beach's Future

By Denny Cristales [12-14-17] // Despite listening to roughly four hours of public disapproval and concern on Monday night at Long Beach City Hall over the proposed update of the City's Land Use Element (LUE), the Planning Commission voted unanimously, 6-0, to recommend and pass the LUE, with modified changes, to the city council.

San Luis Obispo Tribune: SLO County Supervisors Pass up Chance to Fund More Affordable Housing

By Lindsey Holden [12-13-17] // The San Luis Obispo County Board of Supervisors on Tuesday rejected [the results of a housing study](#) that recommended increasing and restructuring the developer fees that feed the program, known as the Inclusionary Housing Ordinance, voting 3-2 to retain the status quo.

Morgan Hill Times: Report Finds \$5M in Old Impact Fees

[11-30-17] // The City of Morgan Hill has uncovered more than \$5 million worth of unspent impact fees—paid by developers more than five years ago—that officials say will go toward long-planned, large-scale infrastructure and public facilities projects.

East Bay Times: Hayward Seeks to Quadruple Affordable Housing Fees

By Darin Moriki [11-16-17] // Developers who don't incorporate affordable options in their market-rate housing projects in Hayward may have to pay up to four times as much in city fees by next year. For market-rate housing developers that choose to not pay a fee, the council also approved new requirements outlining the minimum percentage of housing in a project that must be designated as affordable.

Point Reyes Light: Marin Mandates Rental Mediation

By Anna Guth [12-14-17] // The Board of Supervisors this week adopted an ordinance that allows for renters and landlords in unincorporated Marin to employ county mediators to help settle disputes concerning rent increases of more than 5 percent within a 12-month period.

HOUSING MARKETS / REAL ESTATE

Mercury News: As Bay Area Rent Skyrockets, More Families Go Hungry

By Tatiana Sanchez [12-12-17] // The cost of living across Santa Clara and San Mateo Counties is so high that more than a quarter of people in the region struggle to pay for food each month, according to a new [food insecurity study by Second Harvest Food Bank](#).

HousingWire: First-time Homebuyers Suddenly Flood Housing Market

By Kelsey Ramirez [12-15-17] // First time homebuyer demand surged to its highest level in 17 years during the third quarter of 2017.

MORTGAGE & FORECLOSURE ISSUES

Mercury News: As GOP Nears Final Tax Deal, Here's the Bay Area Impact

By Patrick May [12-14-17] // The cuts to real estate-focused tax deductions under consideration might trigger a price drop between 8 and 12 percent, leading to a loss in home value of between \$37,710 and \$56,550 for the typical home owner, according to the National Association of Realtors...

HOMELESSNESS

KPCC: LA Officials Increasing Outreach to Homeless Encampments in Fire Prone Areas

By Rina Palta [12-14-17] // The Los Angeles Fire Department said Tuesday that a cooking fire at a homeless encampment in the brush near Sepulveda and the 405 accidentally set off the fire. Now, officials from agencies that work with the homeless population pledged to place an increased emphasis on fire safety.

Alternative Daily: These Robots Are Making Homeless People Move, But Is It Humane?

By Scott O'Reilly [12-14-17] // Recently, fleets of robots equipped with lasers, video camera and other sensors have been patrolling parking lots, company campuses and other private spaces in San Francisco, California. The devices are part of a [growing trend](#) in which automated robots are deployed to detect and deter crime.

CityLab: Running Water Can Ease the Effects of Homelessness

By Heather Hansman [12-14-17] // Tacoma, Washington, found that giving homeless people access to running water improves their comfort, dignity, and health, while reducing local pollution. Stability Site also offers beds and restrooms.

Mercury News: Tiny Homes for San Jose's Homeless Wins Approval after Heated Debate

By Ramona Giwargis [12-13-17] // After a heated debate, the City Council voted 9-2 to approve a yearlong pilot program to build one tiny home village comprised of 40 units.

ECONOMY / EMPLOYMENT

Inside Sources: \$15 Minimum Wage Study Shows Bleak Future for California

By Connor D. Wolf [12-14-17] // California became the first state to increase its minimum wage to \$15 an hour, but that could mean the loss of hundreds of thousands of jobs, warned [a report](#) Thursday.

REDEVELOPMENT / INFILL / REVITALIZATION

Press Democrat: Rohnert Park Catches Early Glimpse of Future Downtown Mixed-use Proposal

By Kevin Fixler [12-14-17] // Sonoma County: Billed as Rohnert Station, the complete overhaul would tie into the North Bay's new SMART commuter rail line with intentions of a fully integrated pedestrian-focused community.

Architect's Newspaper: The House That Google Built

By Jonathan Hilburg [12-14-17] // The Mountain View City Council unanimously voted on Tuesday to approve a redevelopment plan that would give Google the power to build up to almost 10,000 residential units near its new Charleston East campus, and they won't be restricted solely to Google employees.

USDA: California Receives More Than \$14 Million in Infrastructure Investments

By Sarah Marquart [12-15-17] // USDA Rural Development California State Director Kim Dolbow Vann highlighted today that more than \$14 million in [Community Facilities Loan](#) funds were invested to help improve infrastructure in two California rural communities in fiscal year 2017.

ReBusiness Online: Front Porch, Brookmore to Rehabilitate Affordable Community in Los Angeles

By Nellie Day [12-14-17] // Front Porch and Brookmore Apartment Corp. have acquired Vista Tower Apartments, a 230-unit affordable seniors housing community in Los Angeles, with plans to rehabilitate the property. Low Income Housing Tax Credits have ensured that the property will serve low-income seniors for at least the next 55 years.

National Housing Conference: Using Land to Restore Neighborhoods and Build Community

By Brian Stromberg and Kaitlyn Snyder [12-13-17] // This report explores how community land trusts can be implemented to address a wide variety of needs and profiles four community land trust organizations that share how they evolved to better serve their communities.

NATIONAL HOUSING NEWS

Curbed: Tax Bill: Final Compromise Goes Easy on Housing Measures

By Jeff Andrews [12-14-17] // Virtually all of the tax benefits related to housing will be diminished either directly or indirectly by the two biggest changes in the bill — lowering the corporate tax rate and doubling the standard deduction.

NAHRO: Tax Agreement Protects Private Activity Bonds; CR Update

[12-14-17] // According to sources familiar with the on-going negotiations of the tax reform bill, including the [Wall Street Journal](#), the final package will not repeal Private Activity Bonds (PABs), a huge potential win for NAHRO members who advocated strongly against the House-proposed elimination. There is no word yet on the status of New Market Tax Credits or the Historic Preservation Tax Credit.

FAIR HOUSING

Grounded Solutions: What about Housing? A Policy Toolkit for Inclusive Growth

[11-2017] // This toolkit features policy tools for a variety of community situations. It highlights solutions that focus on creating housing that is affordable for the long term through mechanisms like deed restrictions, which require that homes only be sold or rented to a low-income household at a price that is affordable to that household.

ENVIRONMENT / CLIMATE CHANGE

Air Resources Board: CARB Approves Plan to Meet California's Bold Climate and Air Quality Goals

[12-14-17] // Building on the state's success in decarbonizing its economy, the California Air Resources Board today approved the [2017 Climate Change](#)

[Scoping Plan](#) to accelerate the reduction of greenhouse gas emissions over the coming decade while improving air quality and public health, investing in disadvantaged communities, and supporting jobs and economic growth.

[CityLab: When Density Isn't Greener](#)

By Laura Bliss [12-15-17] // But a new report by the [Council on Tall Buildings and Urban Habitat](#) challenges one of the central tenets of urbanism from a few unexpected angles. Researchers found that certain transportation habits and overall energy use can be more environmentally efficient in suburban housing than residential high-rises.

[CALmatters: In California's Wildfires, a Looming Threat to Climate Goals](#)

By Julie Cart [12-14-17] // As millions of acres burn in a cycle of longer and more intense fire seasons, the extensive efforts of industry and regulators to protect the environment can be partly undone in one firestorm. In particular, as raging blazes pump more carbon into the atmosphere, state officials are grappling with the potential effect on California's ability to adequately reduce greenhouse gas emissions.

COVERAGE INFORMATION:

California Department of Housing & Community Development WEB NEWS service coverage:

Monday, Wednesday, and Friday each week includes electronic format articles retrieved from newspapers or news services that report housing and community development news in California and some national services. Coverage is for California newspapers that are available electronically via the Internet – and any significant related breaking news.

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